

**LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING  
NOTICE OF PUBLIC HEARING**

The Los Angeles County Hearing Officer will conduct a public hearing to consider the project described below. You will have an opportunity to testify, or you can submit written comments to the planner below or at the public hearing. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised before or at the public hearing.

**Hearing Date and Time: Tuesday October 4, 2016 at 9:00 a.m.**

**Hearing Location:** 320 West Temple St., Hall of Records, Rm. 150, Los Angeles, CA 90012

**Project & Permit(s): Project No. 2016-000334-(4), Condition Use Permit No. RPPL 2016002104**

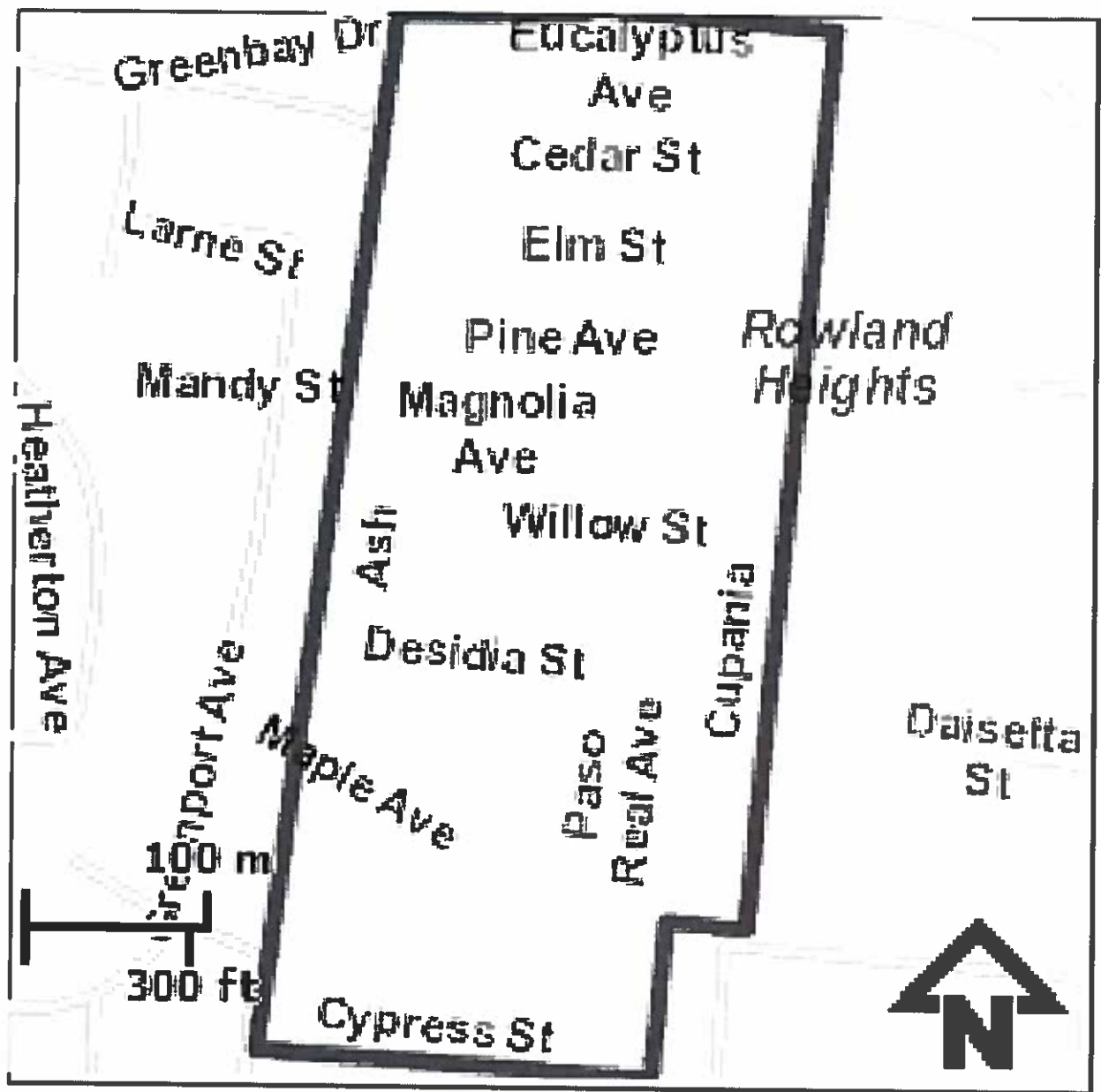
**Project Location:** 1441 Paseo Real Ave., Rowland Heights, CA within the Puente Zoned District

**CEQA Categorical Exemption:** Class 1

**Project Description:** The applicant is requesting a Conditional Use Permit for the continued operation of a 327 space mobilehome park in the R-3-12U pursuant to section 22.20.290 of the Los Angeles County Code.

For more information regarding this application, contact **Carl Nadela**, Los Angeles County Department of Regional Planning (DRP), 320 W. Temple St., Los Angeles, CA 90012. Telephone: (213) 974-6435, Fax: (213) 626-0434, E-mail: [cnadela@planning.lacounty.gov](mailto:cnadela@planning.lacounty.gov). Case materials are available online at <http://planning.lacounty.gov/case> or at the Rowland Heights Library, 18500 Fajardo St., Rowland Heights, CA 91748. All correspondence received by DRP shall be considered a public record.

If you need reasonable accommodations or auxiliary aids, contact the Americans with Disabilities Act (ADA) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD) with at least 3 business days' notice. **Si necesita más información por favor llame al (213) 974-6466.**





Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**      **HEARING DATE**  
2016-000334-(4)      10/4/2016  
**REQUESTED ENTITLEMENTS**  
RCUP RPPL 2016002104

## PROJECT SUMMARY

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**OWNER / APPLICANT**

Rowland Heights Mobile Estates

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**MAP/EXHIBIT DATE**

8/25/2015

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**PROJECT OVERVIEW**

The applicant is requesting a Conditional Use Permit for the continued operation of a 327 space mobilehome park.

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**LOCATION**

1441 Paseo Real Ave, Rowland Heights, CA  
91748

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**ACCESS**

Colima Road

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**ASSESSORS PARCEL NUMBER(S)**

8761-011-001

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**SITE AREA**

35.9 ac

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**GENERAL PLAN / LOCAL PLAN**

ROWLAND HEIGHTS COMMUNITY PLAN

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**ZONED DISTRICT**

PUENTE

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**LAND USE DESIGNATION**

U3 (URBAN 3)

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**ZONE**

R-3-12U (LIMITED DENSITY MULTIPLE  
RESIDENCE ZONE – MAXIMUM DENSITY OF  
12 DU / AC)

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**PROPOSED UNITS**

327

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**MAX DENSITY/UNITS**

12 DU / GROSS AC

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**COMMUNITY STANDARDS DISTRICT**

ROWLAND HEIGHTS

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**ENVIRONMENTAL DETERMINATION (CEQA)**

Class 1 Existing Structures

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**KEY ISSUES**

- Consistency with the Rowland Heights Community Plan
- Satisfaction of the following Sections of Title 22 of the Los Angeles County Zoning Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof)
  - 22.20.300-330 (R-3 Zone Development Standards)
  - 22.44.132 (Rowland Heights Community Standards District)

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**STAFF RECOMMENDATION**

Approval

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**CASE PLANNER:**

Carl Nadela

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**PHONE NUMBER:**

(213) 974-6435

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**E-MAIL ADDRESS:**

cnadela@planning.lacounty.gov